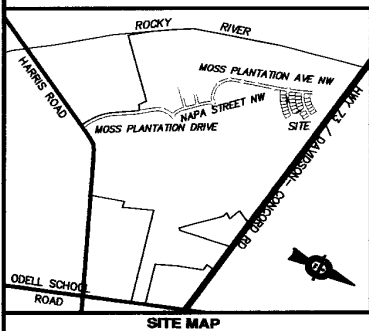
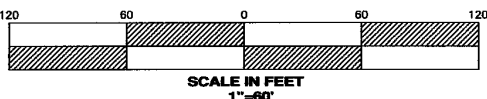


LINE TABLE		
LINE	LENGTH	BEARING
L1	25.43	N86°12'33"E

CURVE TABLE				
CURVE	LENGTH	RADIUS	CHORD	DIST.
C1	55.24	345.00	N61°37'20"E	55.18
C2	62.49	345.00	N51°50'46"E	62.41
C3	57.89	345.00	N41°51'00"E	57.82
C4	41.82	345.00	N33°34'15"E	41.79
C5	56.36	465.00	N33°34'15"E	56.33
C6	78.02	465.00	N41°51'00"E	77.93
C7	84.23	465.00	N51°50'46"E	84.12
C8	75.85	465.00	N61°42'30"E	75.77
C9	39.67	25.00	S68°09'57"E	39.63
C10	38.50	25.00	S22°32'17"W	38.41
C11	36.96	515.00	N64°35'54"E	36.95
C12	60.00	515.00	N59°12'16"E	59.97
C13	61.11	515.00	N52°28'02"E	61.07
C14	56.37	515.00	N45°55'55"E	56.34
C15	36.84	515.00	N40°44'49"E	36.83
C16	36.95	25.00	S81°02'30"W	36.98
C17	40.98	25.00	N09°39'04"W	40.98
C18	52.25	755.00	N39°17'43"E	52.24
C19	72.01	755.00	N44°00'38"E	71.98
C20	74.30	755.00	N49°33'44"E	74.27
C21	72.26	755.00	N50°07'23"E	72.23
C22	75.09	755.00	N60°42'50"E	75.06
C23	50.50	755.00	N65°28'46"E	50.49
C24	40.66	25.00	S66°00'44"E	40.62
C25	94.62	5025.00	N19°57'35"W	94.62
C26	95.20	5025.00	N21°02'07"W	95.19
C27	37.58	25.00	S24°46'56"W	37.54
C28	47.52	805.00	N65°09'26"E	47.51
C29	57.41	805.00	N62°25'23"E	57.40
C30	57.43	805.00	N58°20'10"E	57.42
C31	58.64	805.00	N54°12'20"E	58.63
C32	58.75	805.00	N50°01'40"E	58.74
C33	58.59	805.00	N45°51'08"E	58.58
C34	58.73	805.00	N41°40'38"E	58.71
C35	38.62	805.00	N38°12'47"E	38.61
C36	37.76	25.00	S80°06'43"W	37.76
C37	75.13	925.00	N37°15'38"E	75.11
C38	67.48	925.00	N41°40'38"E	67.46
C39	67.32	925.00	N45°51'08"E	67.31
C40	67.51	925.00	N50°01'40"E	67.49
C41	67.38	925.00	N54°12'20"E	67.36
C42	65.99	925.00	N58°20'10"E	65.98
C43	65.96	925.00	N62°25'23"E	65.95
C44	86.98	925.00	N67°09'38"E	86.95
C45	63.09	635.00	N65°24'35"E	63.07
C46	63.15	635.00	N60°42'50"E	63.13
C47	60.77	635.00	N55°07'23"E	60.75
C48	62.49	635.00	N49°33'44"E	62.47
C49	60.57	635.00	N44°00'38"E	60.54
C50	62.47	635.00	N38°27'35"E	62.44
C51	79.29	635.00	N33°13'08"E	79.24
C52	69.51	635.00	N45°55'55"E	69.47
C53	75.35	635.00	N52°28'02"E	75.31
C54	73.98	635.00	N59°12'16"E	73.94
C55	74.41	635.00	N65°53'57"E	74.37
C56	11.42	635.00	N30°36'49"E	11.42
C57	37.84	25.00	S13°15'30"E	37.83



Street Blades:
[1] 9720 Moss Plantation Ave NW at
1500 Tranquility Ave NW
[2] 1560 Tranquility Ave NW at
9570 Ravenscroft Ln NW
[3] 9580 Ravenscroft Ln NW at
1560 Bay Meadows Ave NW
[4] 9710 Moss Plantation Ave NW at
1500 Bay Meadows Ave NW

Street Keys
Moss Plantation Ave NW - 2639
Tranquility Ave NW - 2725
Ravenscroft Ln NW - 2669
Bay Meadows Ave NW - 2719

On corner lots, the address will be issued at the time the zoning permit is issued. Just indicate the name of the plat and the lot number on the zoning application.

NOTES

- THIS SURVEY CREATES A SUBDIVISION OF LAND WITHIN THE AREA OF A COUNTY OR MUNICIPALITY THAT HAS AN ORDINANCE THAT REGULATES PARCELS OF LAND.
- IRON PINS ON ALL LOT CORNERS UNLESS OTHERWISE NOTED.
- THIS PLAT IS SUBJECT TO ALL EASEMENTS OF RECORD. NO TITLE SEARCH OR ENVIRONMENTAL INVESTIGATION BY JAMES MAUNEY & ASSOCIATES, P.A.
- THIS PROPERTY IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA AS NOTED ON FIRM MAP 37025C-0030D EFFECTIVE DATE: 11/2/94.
- TAX PARCEL NOS. 468109641, 4681086076, & 4671975792
- REFERENCES: DB 2430 PG 224, DB 1439 PG 194 DB 1104 PG 176, DB 232 PG 218
- THIS PLAT IS SUBJECT TO R/W OF CONCORD TELEPHONE COMPANY DB 214 PG 37, DUKE POWER COMPANY DB 155 PG 377, NC DEPT. OF TRANSPORTATION DB 317 PG 235.
- CITY OF CONCORD WATER AND SEWER IS AVAILABLE TO ALL LOTS.
- ALL STORM DRAINAGE EASEMENTS ARE CENTERED ON THE LOT LINES, OR CORRESPONDING CHANNEL/PIPE.
- ALL AREAS CALCULATED BY COORDINATE METHOD. ALL LINES ARE HORIZONTAL DISTANCE UNLESS OTHERWISE NOTED.
- CENTERLINE STREET DISTANCES
TRANQUILITY = 437'
RAVENSCROFT LANN NW = 430'
BAY MEADOWS = 517'

DEVELOPMENT DATA

ZONING CLASSIFICATION: CUM-2
AREA OF LOT: 4.96 ACRES
AREA OF RIGHT-OF-WAY: 1.52 ACRES
TOTAL AREA PLAT: 6.48 ACRES
TOTAL LOTS: 27
LOT DATA:
FRONT SETBACK: 30'
SIDEYARD: 3'
REARYARD: 20' INTERNAL/25' EXTERNAL
SIDEYARD STREET SIDE: 10'

LEGEND

- PSDE _____ PRIMER STORM DRAINAGE EASEMENT
R/W _____ RIGHT OF WAY
SS _____ SANITARY SEWER
M.B.L. _____ MINIMUM BUILDING LINE
S.T.E. _____ SIGHT TRIANGLE EASEMENT
RY _____ REAR YARD
COS _____ COMMON OPEN SPACE
CM _____ CONTROL CORNER
LOT LINE/PROPERTY LINE
RIGHT-OF-WAY LINE
SETBACK/YARD LINE
PROPERTY CORNER
CONCRETE MONUMENT
NCGS MONUMENT

OFFICE REGISTER OF DEEDS
CABARRUS COUNTY, NC

FILED FOR REGISTRATION ON THE
11th DAY OF January 2006
AT 10:06 O'CLOCK PM
AND REGISTERED IN RECORD BOOK
NO. 48 PAGE 600

By: Williamson
REGISTER OF DEEDS Deputy

PLAT REVIEW OFFICERS CERTIFICATE

(as required by G.S. 47-30.2)

STATE OF NORTH CAROLINA
COUNTY OF CABARRUS

I, Jonathan Marshall, REVIEW OFFICER OF CABARRUS COUNTY, CERTIFY THAT THE MAP OR PLAT TO WHICH THE CERTIFICATION IS AFFIXED MEETS ALL STATUTORY REQUIREMENTS OF NORTH CAROLINA GENERAL STATUTES FOR RECORDING.

DATE: 1-18-2006 Jonathan Marshall by David Whitley
REVIEW OFFICER

CERTIFICATE OF FEE PAYMENT

I, HEREBY CERTIFY THAT ALL FEES FOR MOSS CREEK, ASHETON GROVE, MAP 1 SUBDIVISION HAVE BEEN PAID, OR THAT THE FEES ARE NOT APPLICABLE.

DATE: 1/9/06 James H. Mauney
FINANCE DIRECTOR

CERTIFICATE OF FINAL PLAT APPROVAL

I, HEREBY CERTIFY THAT THIS PLAT IS IN COMPLIANCE WITH THE SUBDIVISION REGULATIONS OF THE CITY OF CONCORD AND THEREFORE THIS PLAT HAS BEEN APPROVED BY THE CONCORD CITY COUNCIL OR THEIR DESIGNATED REVIEW COMMITTEE, SUBJECT TO ITS BEING RECORDED WITH THE CABARRUS COUNTY REGISTER OF DEEDS WITHIN 30 DAYS OF THE DATE BELOW.

DATE: 1-9-06 James H. Mauney
1/10/06 Albert M. Benshoff
CITY ATTORNEY

CERTIFICATE OF STREETS, WATER AND SEWER SYSTEM APPROVAL AND OTHER IMPROVEMENTS

I, HEREBY CERTIFY THAT ALL STREETS, STORM DRAINAGE SYSTEMS, WATER AND SEWER SYSTEMS AND ALL OTHER IMPROVEMENTS HAVE BEEN DESIGNED IN ACCORDANCE WITH THE SPECIFICATIONS AND STANDARDS OF CONCORD AND INSTALLED, OR THEIR INSTALLATION GUARANTEED, IN AN ACCEPTABLE MANNER AND THE STATE OF NORTH CAROLINA IN THE VILLAGES AT MOSS CREEK SUBDIVISION.

DATE: 1/9/06 Steve B. Hyde
DIR. OF ENGINEERING

CERTIFICATE OF OWNERSHIP AND DEDICATION

I, HEREBY CERTIFY THAT I AM THE OWNER OF THE PROPERTY SHOWN AND DESCRIBED HEREON, WHICH IS IN THE SUBDIVISION JURISDICTION OF THE CITY OF CONCORD, AND THAT I HEREBY SUBMIT THIS PLAN OF SUBDIVISION WITH MY FREE CONSENT, ESTABLISH MIN. BUILDING SETBACK LINES, AND DEDICATE TO PUBLIC USE ALL STREETS, WALKS, PARKS OPEN SPACE AND EASEMENTS, EXCEPT THOSE SPECIFICALLY INDICATED AS PRIVATE, AND THAT I WILL MAINTAIN ALL SUCH AREAS UNTIL ACCEPTED BY THE CITY OF CONCORD AND FURTHER THAT I HEREBY GUARANTEE THAT I WILL CORRECT DEFECTS OR FAILURE OF IMPROVEMENTS IN SUCH AREAS FOR A PERIOD OF ONE YEAR COMMENCING AFTER A CERTIFICATE OF APPROVAL HAS BEEN EXECUTED BY THE CITY, OR AFTER FINAL ACCEPTANCE OF REQUIRED IMPROVEMENTS.

DATE: 1/23/05 RS Moss Properties, LLC by James H. Mauney Jr. A/E
OWNER
BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS AS RECORDED IN BOOK 4842 PG 41

DATE: 1/23/05 RS Moss Properties, LLC by James H. Mauney Jr. A/E
OWNER
BY FARRAR GRIGGS, JR., ESQ. GRANTED POWER OF ATTORNEY FOR R.J. MOSS FARMS, LLC AS RECORDED IN BOOK 4842 PG 41

DATE: 11-22-05 Robert Burkett
OWNER

LOT AREA
215,943 SQ. FT.
4.96 ACRES
R/W AREA
66,413 SQ. FT.
1.52 ACRES
TOTAL AREA
282,356 SQ. FT.
6.48 ACRES

State of North Carolina
County of CABARRUS

I, James H. Mauney, Jr. certify that this map was drawn under my supervision from an actual survey made under my supervision; that the ratio of precision as calculated exceeds 1:10,000; that the boundaries not surveyed are shown by broken lines plotted from information found in documents of record as shown hereon; that this survey creates a subdivision of land within the area of a county or municipality that has an ordinance that regulates parcels of land; that this map was prepared in accordance with G.S. 47-30, as amended. Witness my original signature, registration number and seal this 29TH day of NOVEMBER, 2004.

James H. Mauney Jr.
Professional Land Surveyor
Registration Number L-3885



REVISIONS

07-21-05 PER PLANNING COMMENTS
11-21-05 TO ADD ADDITIONAL SIGNATURE LINE FOR OWNER DEDICATION

RECORD PLAT SHOWING

MOSS CREEK VILLAGE
ASHETON GROVE, MAP 1
TOWNSHIP #3, CITY OF CONCORD
CABARRUS COUNTY, NC
TAX PARCEL 4681187411 PART
OWNER:
J&B DEVELOPMENT AND MANAGEMENT, INC
9179 DAVIDSON HWY., CONCORD, NC 28027
PHONE 704-782-7800

JAMES MAUNEY & ASSOCIATES, P.A.
PROFESSIONAL SURVEYORS
18627-A NORTHLINE DRIVE - CORNELIUS, NC 28031
TEL: 704-987-3862 - FAX: 704-987-3863

CREW	DRAWN	REVISED	SCALE	DATE	JOB	FILE
DP	JM		1"=60'	06-21-2005	1018	F162